



13 Beverley Road, Hessele

£140,000

View this well proportioned 3 Bedroom terrace house with west facing rear garden located within walking distance of the Town Centre.

INTRODUCTION

We are pleased to offer this traditional terraced property ideally positioned for all local amenities and local bus route. The property has the benefit of gas central heating & uPVC double glazing.

LOCATION

Beverley Road is located within a short walk of the Town Centre. The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

ENTRANCE HALL

With radiator.

LIVING ROOM/ DINING AREA 23'7 + bay x 11'9 narrows to 9'8 (7.19m +bay x 3.58m narrows to 2.95m)

With bay window, tiled fireplace with gas fire, two radiators.

BREAKFAST ROOM 12'10 x 9'9 + bay (3.91m x 2.97m +bay)

With side bay window, gas fire with heating back boiler, low cupboard, radiator.

KITCHEN 13'1 x 7' to 9'6 (3.99m x 2.13m to 2.90m)

This well fitted kitchen has fitted floor and wall units, stainless steel sink unit & plumbing for washing machine. A rear Porch has access to a large store cupboard and the rear garden.

BEDROOM 1 13'11 + cub x 10'6 (4.24m +cub x 3.20m)

With fitted cupboard, radiator.

BEDROOM 2 12'5 x 9'7 (3.78m x 2.92m)

With fitted cupboard, radiator.

BEDROOM 3 10'2 x 9'11 (3.10m x 3.02m)

With radiator.

BATHROOM 7'10 x 6'9 max (2.39m x 2.06m max)

With white suite incorporating panelled bath with electric shower unit above, pedestal wash hand basin & low flush WC.

OUTSIDE

To the front of the property is a lawn area bounded by hedging.

To the rear, a long garden features a shaped lawn with herbaceous borders, hedging and tree.

A shed and garage are located at the bottom of the garden and vehicular access afforded by a tenfoot.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement uPVC double glazed frames.

COUNCIL TAX - The property lies within Band C (East Riding Of Yorkshire Council)

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and

provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

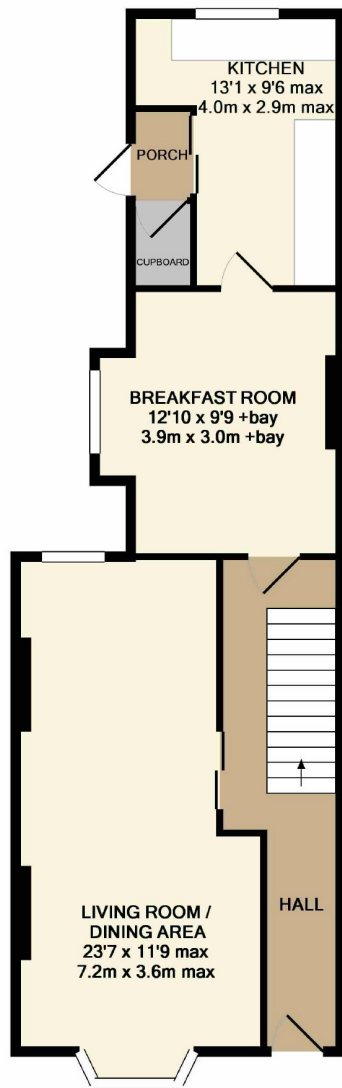
AGENTS NOTES

The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale. Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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